

GERMANTOWN ZBA
MINUTES
NOVEMBER 21,2024

The meeting was held at the Town Hall with the following members in attendance: Chairwoman Teresa Repko, Joe Guida, Amy Davison, Rachel Levine and Bill Shannon.

The meeting was opened at 7:00pm.

Pledge of Allegiance

The draft minutes of August 15, 2024 were reviewed, Amy Jo questioned the absence of conditions not written in minutes and Chairwoman Teresa stated she will address her concern and, on a motion, made by Rachel, seconded by Amy Jo, with all in favor and none opposed were accepted as written.

No Public Hearings were held.

New Business:

Darren Davidowich appeared before the board to present the application of Owner Angus Mordant, for an Area Variance seeking a Side Yard Setback of 9 feet and a Rear Yard setback of 43 feet for the construction of an inground swimming pool with retractable deck at his property located at 403 Northern Boulevard. A detailed presentation was given stating that the pool and retractable pool deck are sited roughly within the footprint of a former barn, the pool would encroach on the side yard setback by 11 feet and the rear setback by 6.6 feet, the existing septic system for the primary home is in the rear of the home and it is required that the pool be located a minimum of 35' away from septic and that the location creates a small area in which to build the pool, it will be difficult to see the pool from neighboring parcels, adjacent neighbors have verbally given support and the size of the pool is small as to reduce the significance of the variance relief.

The board proceeded to review all submitted documents and site plan and discussed the following: different location for the construction of pool, "load" of the retractable deck, side of deck location on pool, planting and landscape will enclose and filter sound, property fencing and code height of fence, visibility of pool and deck by adjacent neighbors and determined that a Site Visit should be conducted by all members.

Motion was made by Bill to set the Public Hearing for December 19, 2024 at 7:00pm, seconded by AmyJo, with all in favor and none opposed.

Other Business:

- Correspondence from Attorney Smith clarified that discussion and conditions of long/short term rental (s) is not part of any application review and determination as it is not defined in our current Zoning and Subdivision Law.
- All members are reminded that they are required to complete 4 hours of continued training and to verify their hours on record and complete by December 31, 2024.
- Chairwoman Teresa Repko will be in touch with Town Attorney Corinne Smith regarding the Draft Rezoning Law.

On a motion made by Rachel, seconded by AmyJo, with all in favor and none opposed the meeting was closed at 7:57pm.

Jami L. DelPozzo
Planning and Zoning Secretary